

Property at 00056 BROOKRIDGE DRIVE

Prop ID 1510056

Printed 05-Feb-2024 1:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VALINHO CARLOS
 Second name:
 Address: 75 AVON MOUNTAIN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510056 Neigh.: Zone: R40 Vol: 769 Page: 1273

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Dec-2021
Resident Land	.92	105,000				Sale price: 490,000
Resident Dwelling	1.00	322,600				Sale valid:
					Values	
Resident Excess	.30	1,580			Mkt value :	
					Cost value:	613,114
Summary			Utilities		Sales ratios	
Total assessments		429,180	Water	Connecticut	Cost/sale :	1.2513
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		429,180	Gas	None	Assmt/sale:	.8759

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.300	7,500	2,250		2,250	1,575
Residual		13,068					
1.220 acres			Total land value		152,250	106,575	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	3,637
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,358	334,210
Basement	Full				
Heating	Yes	A/C Yes			9,570
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					157,162
Other Features		WB Stks			6,750
Sub-Total					525,192
Grade	B+	Factor 1.3500			709,009
CDU		C&D Factor 1.00			709,009
Depreciation		35 %			460,856
Computed cost value @ 70%					322,599

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
L Living Area	FRFF Frame first floor	333	38,122
L Living Area	BSMT Basement addition	333	6,137
L Living Area	AIR Air conditioning	333	1,012
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	18	332
L Living Area	AIR Air conditioning	42	128
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	52	4,762
L Living Area	AIR Air conditioning	94	286
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	DECK Wood deck	408	10,808
L Living Area	OVER Frame Overhang	14	1,282
G Garages	FSF Full-story fin o/gar	592	39,655

Total additions 157,162

